LIVING ADELAIDE

THE 30-YEAR PLAN FOR GREATER ADELAIDE

Housing and Land Supply

This fact sheet is a summary of the Housing and Land Supply Background Paper prepared as an input to *The 30-Year Plan for Greater Adelaide 2017 Update*. It includes an analysis of recent trends for each of the three main housing supply categories, namely:

- **Broadhectare (Greenfield)** - this category includes vacant or underutilised land parcels greater than 4,000m^2 which are located in residential and mixed use zones and include both infill and fringe/township locations.

- **Major infill** – most of these sites are within transit corridors and key infill precincts, plus the Adelaide Local Government Area (LGA). Many will require rezoning to help achieve infill zoning targets.

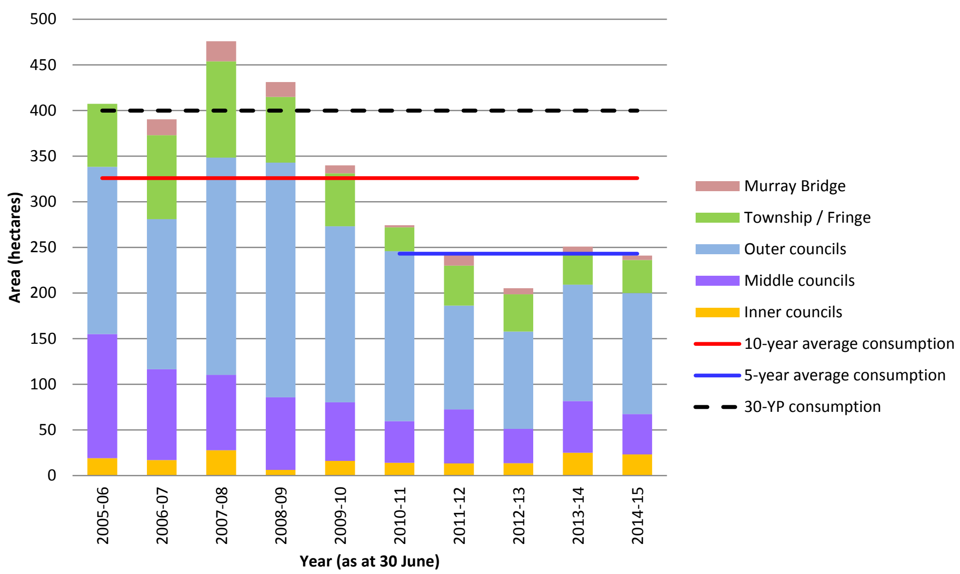
- **Minor infill** – these sites are typically less than 4,000m^2 and were created by the demolition, resubdivision and redevelopment of existing residential land parcels.

Broadhectare land supply

- Since 2010, around 3,500 hectares has been rezoned and the total supply of broadhectare land is now 8,674 hectares. This land supply is unevenly distributed across the Greater Adelaide Region (GAR) with over 60% in the Northern Adelaide and Barossa, Light and Lower North regions.

- The following chart shows broadhectare consumption by Greater Adelaide Region (GAR) sub region. The key points to note are:

  - total consumption peaked at 475 hectares in 2008 – in 2013 it was only 205 hectares
  - the 10-year average consumption is 326 hectares, which is 18% below the 400 hectares assumed in the 2010 30-Year Plan
  - the 5-year average consumption is now 243 hectares.



Note: data for Murray Bridge was only available from 2006-07 onwards. It is included in the township/fringe category.

- In 2014, the average gross yield from broadhectare land was 11.1 lots per hectare for the GAR. This average compares favourably with the 2010 30-Year Plan assumption of 10 lots per hectare.
- We currently have more than 20 years of zoned broadhectare metropolitan fringe and township supply, with around 6 years of that supply considered to be market/development ready.

Major infill land supply

- This category includes brownfield development sites (i.e. Bowden and Tonsley), broadhectare sites (i.e. Northgate, Mawson Lakes and Cheltenham), strategic developments in corridors and activity centres, apartment and aged care developments.
- Significant progress has been made on structure plans, investigations and subsequent development plan amendments for key infill areas and transit corridors across the inner and middle regions of metropolitan Adelaide.
- The City of Adelaide has significant zoned capacity for more dwellings. Our latest analysis shows that the apartment pipeline is extremely robust with around 6000 apartments at the various stages of the development process. Importantly, over 2,100 apartments have either commenced or been completed in the past 12 months.
- The inner and middle metropolitan growth project stages 1 and 2 provide realistic capacity for about 15,000 dwellings around strategic corridors. This process is in its infancy and development outcomes will be closely monitored in the future.
- Our current estimate of the realistic capacity from the raft of major infill opportunities is in excess of 45,000 dwellings.
- In the past decade, a large amount of infill development has occurred in Mawson Lakes, Northgate and other major infill broadhectare sites. This supply is rapidly diminishing and the challenge now is to progress the identified major infill areas (i.e. Tonsley, West Lakes and Glenside) and continually identify opportunities to create more capacity.

Minor infill land supply

- Minor infill developments continue to deliver a steady stream of new dwellings, mainly in the inner and middle councils. Our latest analysis of demolition and resubdivision activity between 2008 and 2014 found that:
  - the total net dwelling increase on demolition and resubdivision sites was 11,913 (an annual average of 1,986 dwellings)
  - 74% of this dwelling increase came from demolition sites and the remaining 26% from resubdivision sites.
- Our latest research builds on previous studies of demolition and redevelopment that show the rate of demolition has steadily increased from around 1,300 in 1999 to the current 1,765 per annum.
- Based on regular analysis to assess minor infill potential, we estimate that these developments can continue to deliver around 2,000 dwellings per annum into the foreseeable future, assuming no significant new policy directions emerge.

The 2010 Plan's 30-year infill target has already been met

- Under this scenario up to 169,000 dwellings would be built in the metropolitan urban infill area and 49,000 in the fringe and township areas of metropolitan Adelaide. It is assumed that the remaining township and rural parts of the broader GAR would accommodate the remaining 30,000 dwellings.
- Analysis of emerging trends and evidence suggests that greater numbers of people are choosing to live closer to the city in varied forms of housing. This has meant that there has been less pressure than assumed on the fringe and in townships.
- Currently, approximately 75 per cent of Greater Adelaide's new housing growth is in established suburbs and this is growing.

Future housing demand and urban infill development scenario

- The housing target used for update of The 30-Year Plan for Greater Adelaide is 248,000 dwellings over the next 30 years.
- The 2017 Update sets a revised target to have 85% of all new dwellings built within the infill area of metropolitan Adelaide (as defined by the Greater Adelaide Capital City statistical area) by 2045.